G.D.A. Design Associates Ltd
Building Design Consultants

4, Oakleigh Court, West
Heath Congleton, Cheshire.
CW12 4NP

Design and Access Statement.

Proposal - Proposed Replacement Agricultural Buildings. (Amendment to Approved Application SMD/2020/0316)

Site - Smithy Farm,
Dial Lane,
Congleton,
Cheshire.
CW12 3QN

Client - Mr & Mrs Sheard,

Description - The proposal as detailed on the submitted drawing number 20/01/08 is for the construction of two replacement agricultural storage buildings.

The proposed buildings will replace existing agricultural buildings that are detailed on drawing number 20/01/07.

Planning Approval was granted under application SMD/2020/0316 for the provision of two replacement agricultural buildings on 21st August 2020.
This latest application proposes an amendment to the position of one of the buildings approved under the previous application.

The Site - Dial Farm is an established agricultural farming unit, Holding Number - 37/064/0707.

The applicant trades under Smith Farm in the rearing and production of pigs, lambs and cows for meat. They are currently waiting for a license from the Council to trade at Congleton Market.

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Design and Access Statement (Continued).

The area of land ownership around Dial Farm is approximately 9.32 acres. The farm is located to the north side of Dial Lane approximately 2.5 miles east of Congleton and midway between Congleton and the village of Rushton Spencer.

The farm has recently change ownership and the new owners have found that the existing agricultural buildings are in poor condition and one is also in an unsuitable location for their needs.

Existing Buildings - The current buildings on site are not suitable or adequate to allow for the storage of the applicants livestock, machinery and equipment.

The submitted drawing 20/01/07 details three existing buildings that are to be replaced, two buildings are directly to the west of the farm house and the third is located in the field a short distance to the north of the farm house.

The buildings are constructed in concrete block and timber and all three buildings are in a poor condition showings signs of disrepair and dilapidation.

The total floor area of these three buildings is approximately 145sqm.

Proposed Building – The proposed buildings will comprise of two separate structures.

Building A the one closest to the highway will be a masonry structure clad in timber and Building B that will be a modern portal frame farm building with blockwork and timber clad walls

Both buildings will be used for livestock, machinery and animal feed storage.

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Design and Access Statement (Continued).

An indicative layout and use of the floor space has been indicated on drawing 20/01/08 and in brief the building will be used to store the following items -

- 2 livestock trailers,
- tractor,
- quadbike,
- digger,
- skid steer,
- sprayer,
- chain harrow
- various other small machinery.

Feed Storage is required for large straw bales up to 50 per year that measure 2.4mx1.2m and animal feed for pigs, sheep and cattle in 1 and 2 tonne capacities.

Currently the applicant has 5 pigs but has had up to 16 at one point, 89 ewes and lambs of which they will retain 35 ewes for lambing next spring. They also have 16 cows and plan to increase these numbers when the proposed development is completed.

Scale -

Proposed building A will measure 20m x 6m giving a total foot print area of 120 sq meters and a gross internal floor area of around 108sqm.

Proposed Building B will measure 17.3m x 9m giving a total foot print area of 155.7 sq meters and a gross internal floor area of around 148sqm.

Building A eaves height will be approximately 2.3m with a ridge height of approximately 3.7m.

Building B eaves height will be approximately 3.9m with a ridge height of approximately 4.6m.

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Design and Access Statement (Continued).

Appearance - The walls of the Building A will be clad in timber boarding supported on concrete block walls and Building B will be constructed in painted blockwork to a height of 2.1m and above this level with be clad in timber boarding.
The roof to both buildings will also be finished with steel profiled sheeting.

Layout and Landscaping- As shown on the submitted drawing the proposed building will be located to the west of on existing farm house in the same location as the existing farm buildings.
Existing soft landscaping, boundary hedges etc will remain.

The position and layout proposed will provide the necessary storage required with minimal impact on the surrounding landscape.

Access - There will be no changes to the existing access around the site buildings or onto the public highway.

There is an existing public footpath to the west of the proposed buildings but this will be unaffected by the proposed re development of the site.

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Design and Access Statement (Continued).

Summary -

This is an amended Planning Application following the approval of application reference SMD/2020/0316.

The difference between that which was approved and that which is proposed is the position of Building B.
Building B will now be positioned adjacent to proposed Building A.

The proposed agricultural buildings are required to replace existing buildings that are in poor condition showings signs of dilapidation and disrepair. The current buildings are also not suitable or adequate to allow for the storage of the applicants livestock, machinery and equipment.

Smithy Farm is an established agricultural unit used for the rearing and production of pigs, lambs and cows for meat.

David Allen
G.D.A. Design Associates Ltd 21st September 2020.